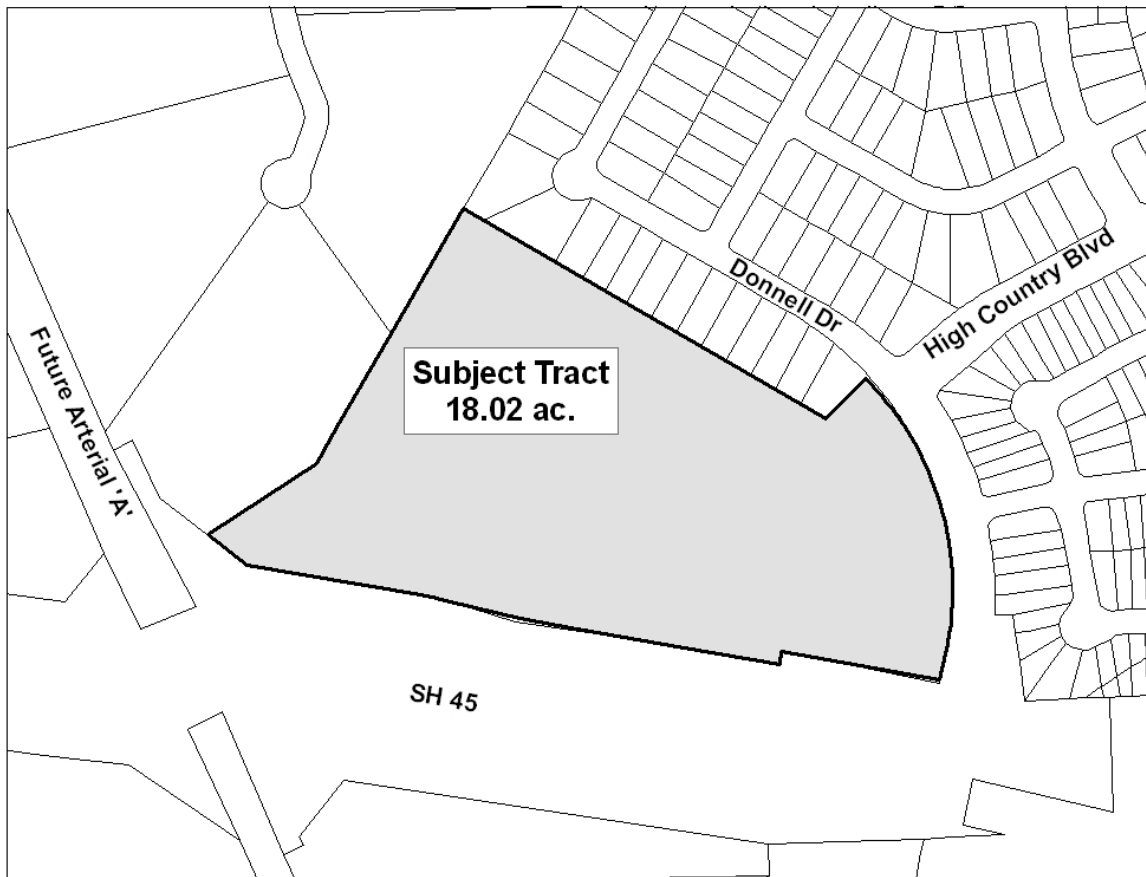


# Bradford Plaza 2006-013-PP



**Bradford Plaza  
2006-013-PP**

REQUEST: Approval of the Preliminary Plat

HISTORY: The 18 acre tract of land was annexed and zoned C-1 (General Commercial) in 1996. The Concept Plan was approved by the Planning and Zoning Commission in July 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Richard Jenkins & TRM Holdings

CONSULTING ENGINEER: ALM Engineering, Inc.

DESCRIPTION: 18.02 acres, out of the T.F. Rowe Survey and the William Baker Survey

PRESENT ZONING: C1 (General Commercial)

PRESENT LAND USE: Vacant

LOCATION: North of State Highway 45 and west of Donnell Drive

ADJACENT LAND USE: North: SF-2 – Bradford Subdivision  
South: SH 45 – C-1  
East: TF – Westchester Park Subdivision  
West: ETJ – Westview Subdivision - residential

PROPOSED LAND USE: General commercial development

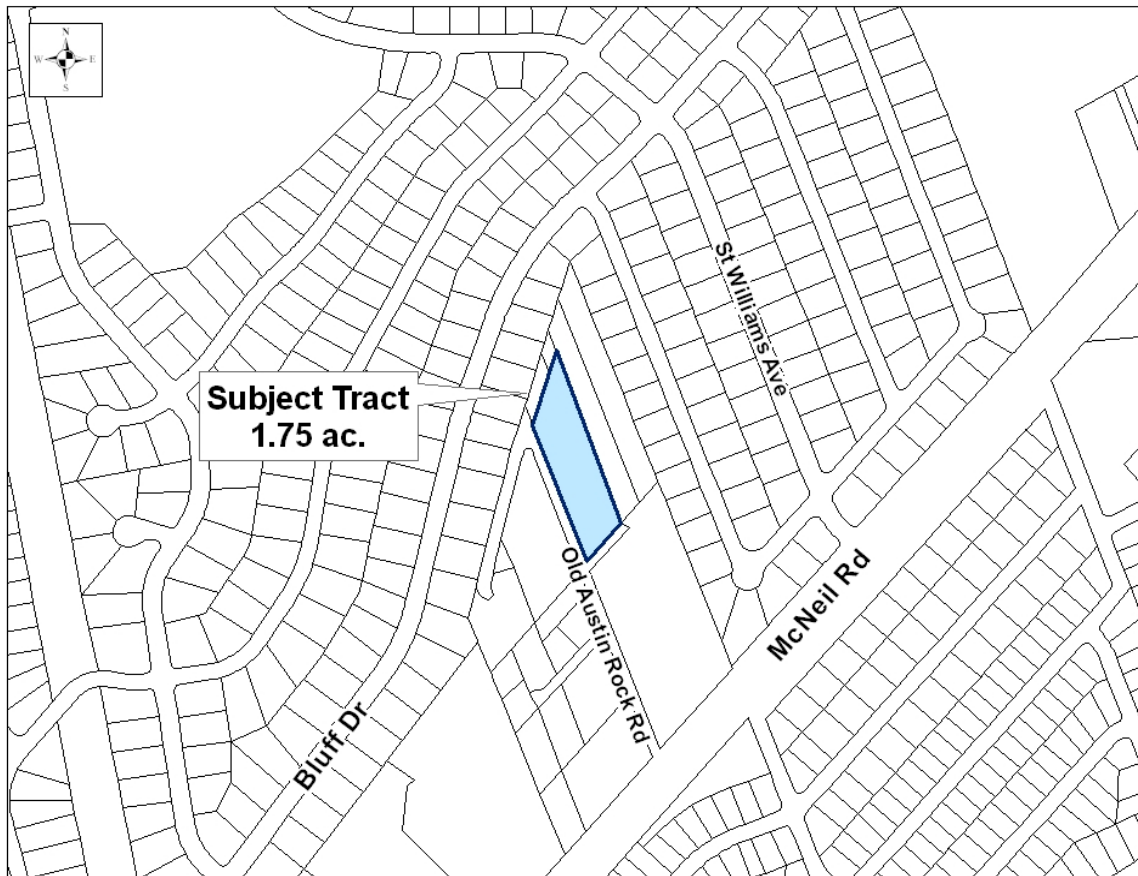
GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The applicant is proposing an 8 lot subdivision for the purpose of creating pad sites for commercial development. Lots 2 and 8 are flag lots with the required 50 ft minimum frontage lot width. The plat meets our subdivision requirements.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

**Carlin Subdivision**  
**(A Replat of a Portion of Lots 1-3, St. Williams Church Subdivision)**  
**2006-037-FP**



**Carlin Subdivision  
2006-037-FP**

REQUEST: Approval of the final plat

HISTORY: These 5 lots are a part of the St. Williams Catholic Church plat recorded in 1942. A preliminary plat for the proposal was approved by the Planning and Zoning Commission in July 2006.

DATE OF REVIEW: August 16, 2006

OWNER: David G. Carlin Estate, David L. Carlin, Trustee; Carlin United Holdings

CONSULTING ENGINEER: Steger & Bizzell Engineering

DESCRIPTION: 1.75 acres, Jacob M. Harrell Survey, Abstract No. 284

PRESENT ZONING: SF-2 (Single Family – Standard Lot)

PRESENT LAND USE: Three existing residential homes; vacant land

LOCATION: North of McNeil Road, south of the Round Rock West Subdivision and east of Old Austin Rock Road

ADJACENT LAND USE: North: SF-2 – Round Rock West Sub'd Section 4  
South: SF-2 – St. Williams Catholic Church  
East: SF-2 – remainder of the Carlin property  
West: SF-2 – remainder of the St William's Catholic Church

PROPOSED LAND USE: Residential homes

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This plat is for a 5-lot residential subdivision. The original 3 lots were owned by Mr. Carlin, Sr., and throughout the years, he has sold or given portions of those lots to various family members who in turn developed those portions without following the platted lot lines. There are currently three homes on this portion of the property. The intent of this plat is to create 5 legally platted lots in which the new lot lines will correspond to the existing development. Three of the new lots will contain houses and two will be available for future development.

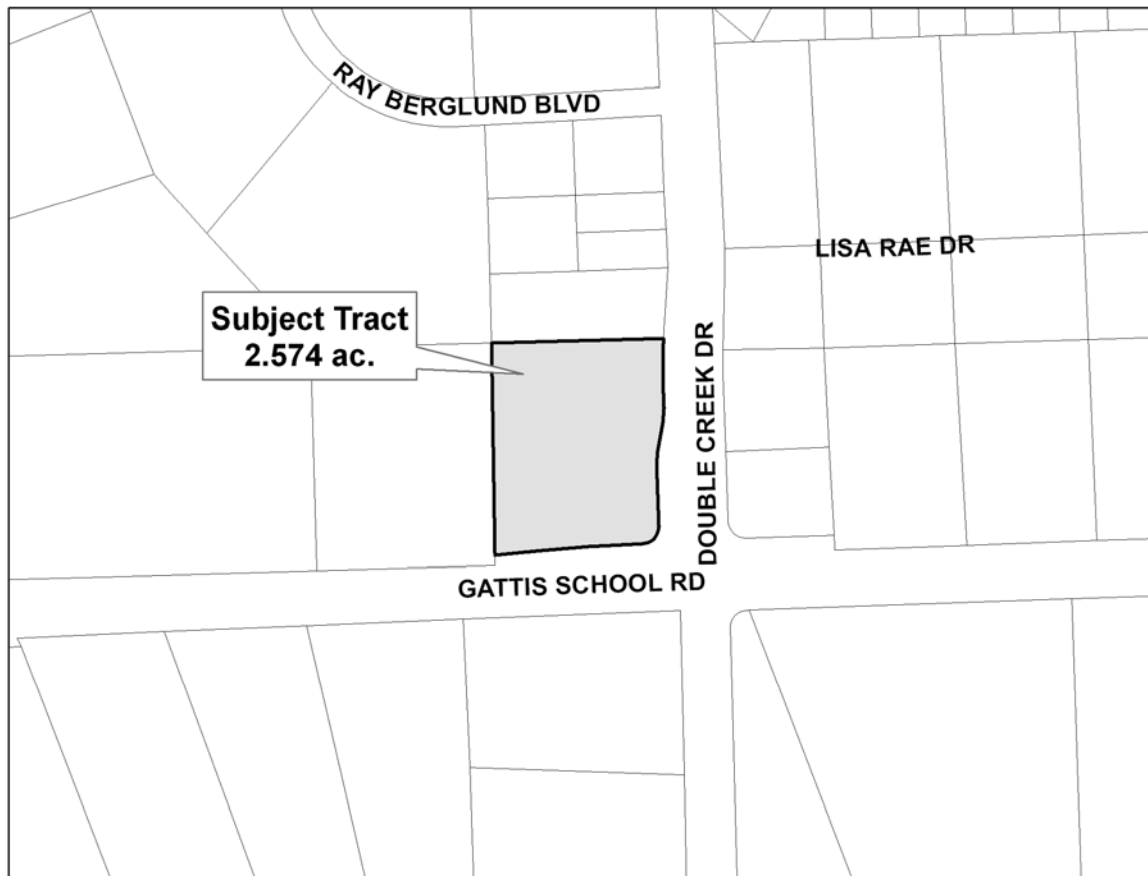
RECOMMENDATION:

Staff recommends approval with the following conditions:

Prior to Recordation of the Final Plat:

- 1) An easement has been recorded providing vehicular access from Carlin Cove to the two tracts not included in this replat (this may cross Lot 4); and
- 2) An easement has been recorded providing continue use of the private water well located in the subdivision by the two excluded tracts, and for related access, maintenance, and so forth of well water lines.

**Ray Berglund Boulevard Subdivision, Section One**  
**Final Plat**  
**2006-036-FP**



**Ray Berglund Blvd Subd, Section One**  
**2006-036-FP**

REQUEST: Approval of the Final Plat

HISTORY: This property is contained within the Ray Berglund Boulevard Subdivision. The Preliminary Plat for the subdivision was approved by the Planning and Zoning Commission in July 2005.

DATE OF REVIEW: August 16, 2006

OWNER: Wayne Childers

CONSULTING ENGINEER: Coulter Engineering

DESCRIPTION: 2.574 acres, PA Holder Survey, Abstract No. 297

PRESENT ZONING: C1 (Commercial)

PRESENT LAND USE: Duplex (residential) and vacant

LOCATION: The northwest corner of the intersection between Double Creek Drive and Gattis School Road

ADJACENT LAND USE: North: Duplexes (TF zoning)  
South: ROW; Vacant  
East: ROW; Commercial & vacant (C1 zoning)  
West: Vacant (C1 zoning)

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

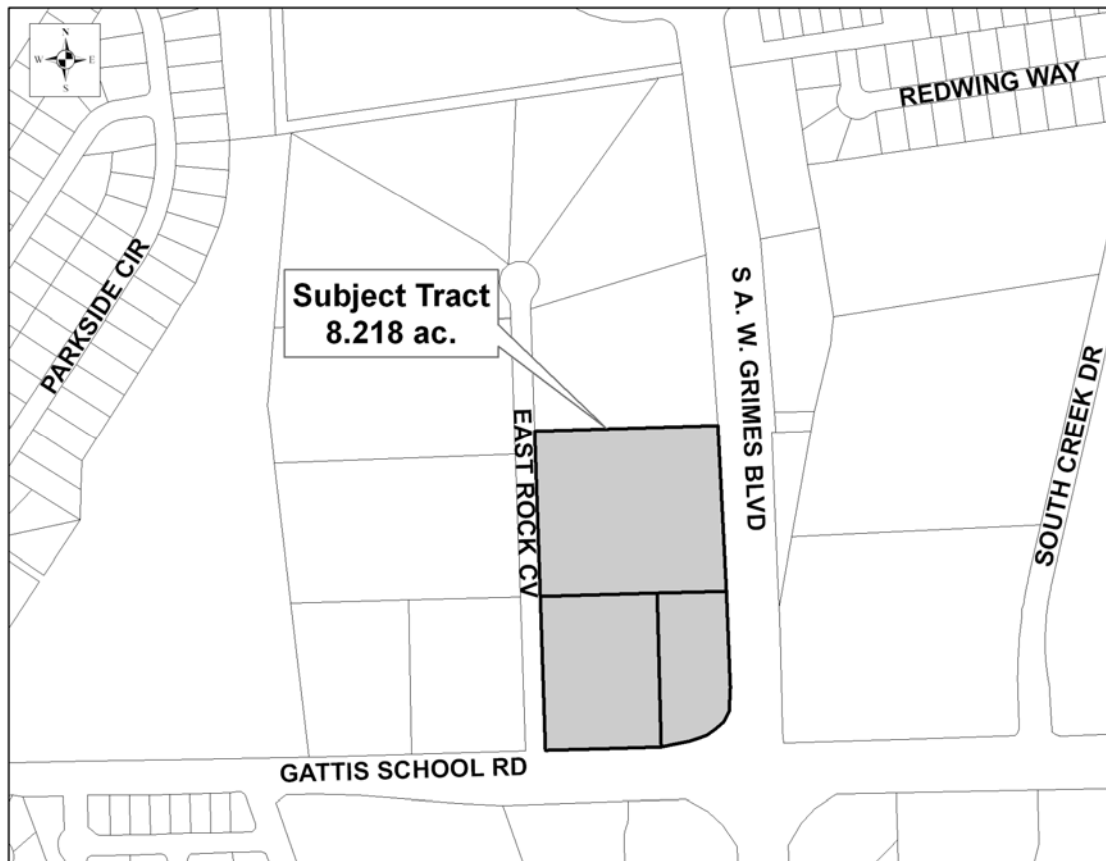
UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This preliminary plat was submitted by the City of Round Rock to facilitate the dedication of right-of-way and the creation of legally platted lots. At this time, one of the property owners is proposing to Final Plat his individual property.

RECOMMENDATION: Per Ordinance # S-05-06-23-13C5, approved in June 2005, the Ray Berglund Subdivision final plat meets the requirements set forth in the non-recorded subdivision ordinance amendment, staff recommends approval.

# East Rock Cove - Wolf Tract 2006-019-Z

## Public Hearing and Recommendation Review



**East Rock Cove – Wolf Tract  
2006-019-Z**

REQUEST: Approval of the original zoning of C-1a (General Commercial – Limited)

HISTORY: This property was annexed on July 13, 2006, and has not yet been zoned.

DATE OF REVIEW: August 16, 2006

OWNER: Howard Wolf

CONSULTING ENGINEER: None

DESCRIPTION: 8.218 acres, P.A. Holder Survey, Abstract 297

PRESENT ZONING: Unzoned

PRESENT LAND USE: Single-family residence

LOCATION: Northwest corner of Gattis School Rd. & A.W. Grimes

ADJACENT LAND USE:

North:	Single-family residence
South:	Gattis School Road (vacant land zoned for commercial use on the south side of Gattis)
East:	A. W. Grimes (apartments on the east side of Grimes)
West:	East Rock Cove (single-family residences on the west side of East Rock)

PROPOSED LAND USE: The property is under contract to a commercial developer who intends to construct a small retail center.

GENERAL PLAN POLICY: The General Plan designates this property as Residential. In addition to residential uses, this designation includes some non-residential uses, such as office and limited commercial, that are considered transitional uses compatible with both residential and higher intensity uses.

UTILITIES: The development proposes standard municipal services.

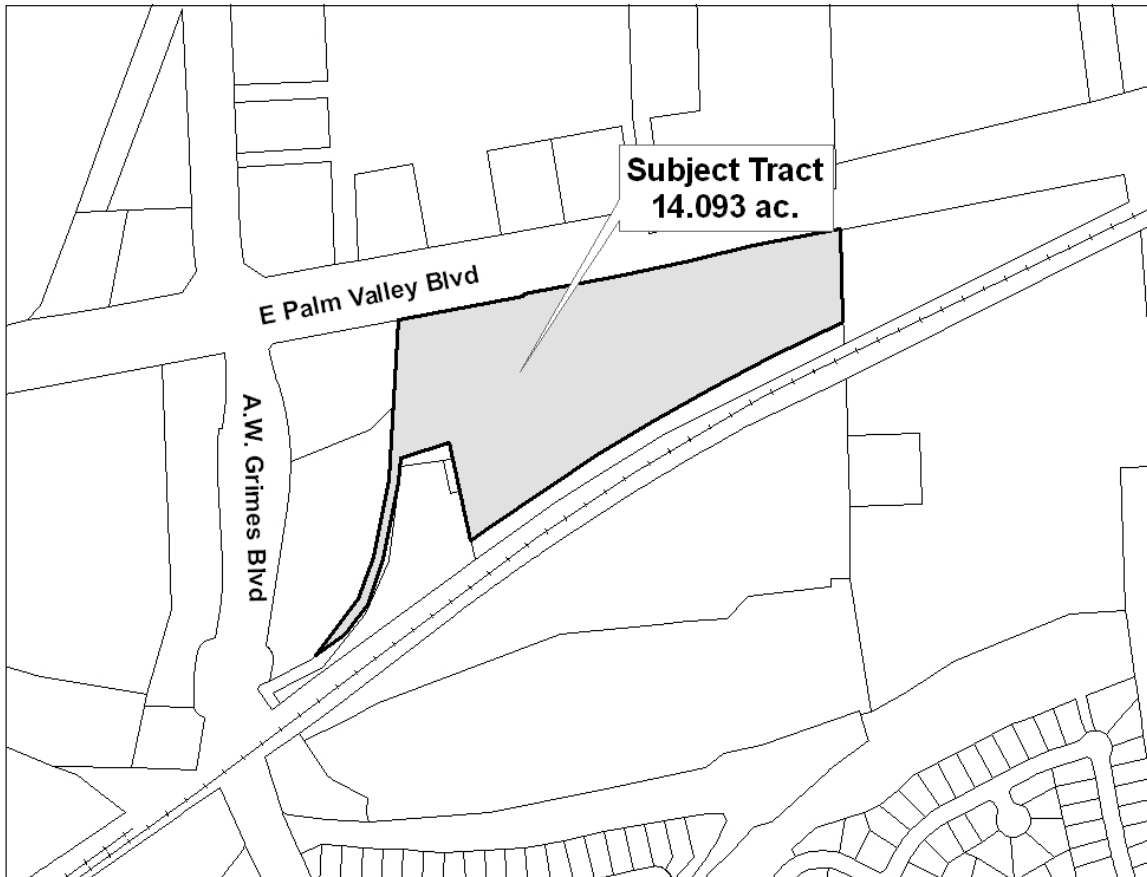
STAFF COMMENTS: Since the City announced its intention to annex the East Rock neighborhood several months ago, we have been working with the property owners to find the appropriate zoning for each tract. While we are

still discussing the various options (limited commercial, office, PUD, etc.) with the other property owners, we are all in agreement on the appropriateness of C-1a for this 8-acre tract. Located at the corner of two arterials, with commercial zoning already in place on the south side of Gattis School Road, the property is well-suited for commercial development.

**RECOMMENDATION:**

Staff recommends approval.

# Highland Hwy 79 Commercial 2006-012-PP



**Highland Hwy 79 Commercial  
2006-012-PP**

REQUEST: Approval of the Preliminary Plat

HISTORY: The Concept Plan was approved by the Planning and Zoning Commission in July 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Highland Management, Inc.

CONSULTING ENGINEER: Eminster - Hinshaw - Russ and Associates, Inc.

DESCRIPTION: 14.093 acres, P.A. Holder Survey, Abstract No. 297

PRESENT ZONING: C-1 (General Commercial)

PRESENT LAND USE: Vacant

LOCATION: East of FM 1460 and south of US Hwy 79.

ADJACENT LAND USE: North: US Hwy 79 / C-1-Palm Valley Market Center  
South: Union Pacific Railroad / ETJ  
East: C-1 - vacant  
West: C-1 - vacant

PROPOSED LAND USE: Commercial development

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The applicant is proposing a 7 lot subdivision for the purpose of creating commercial pad sites. This is a phased project with Phase 1 being one lot (Lot 1) and the remaining lots to be included in Phase 2.

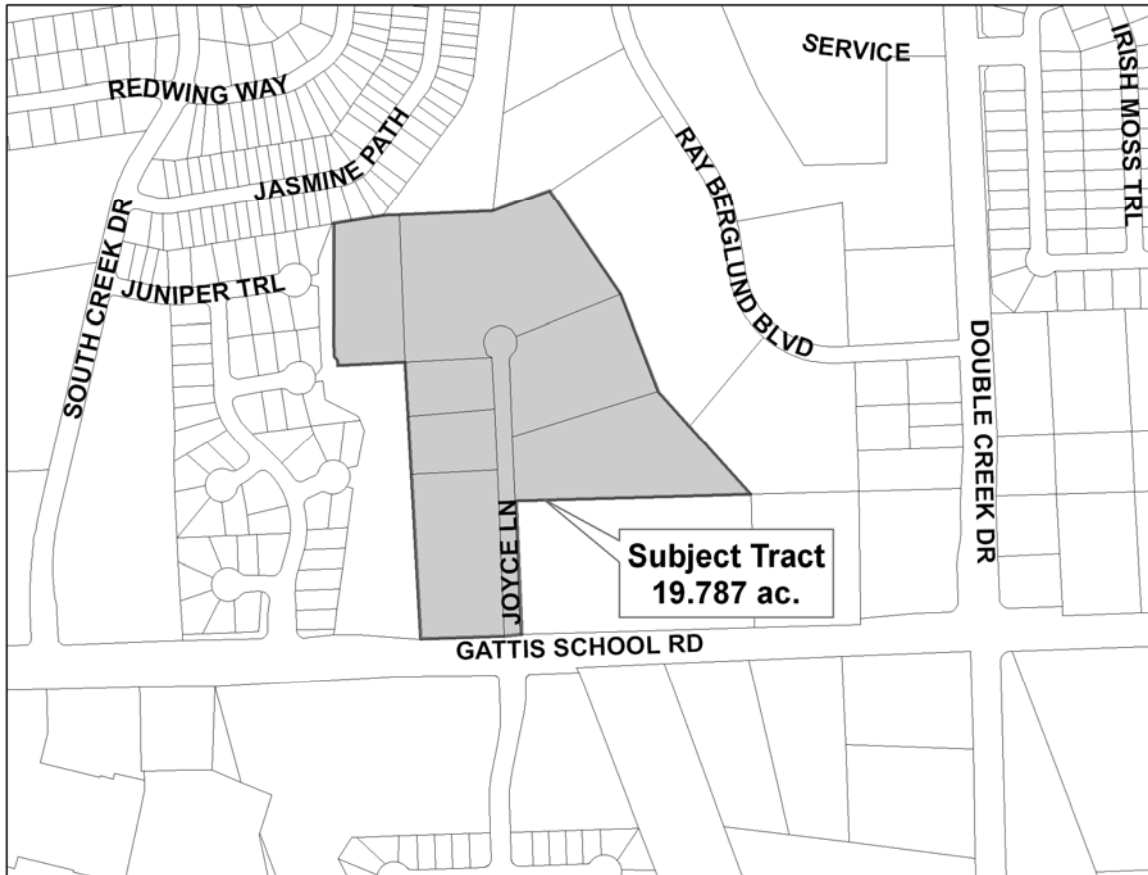
RECOMMENDATION: Staff recommends approval with the following conditions:

Prior to the Submittal of any Final Plats:

- 1) The ultimate 100 year floodplain shall be provided along Brushy Creek on the preliminary plat;
- 2) Replace the existing note # 9 with the following:  
The number and location of vehicular access points

between US Highway 79 (East Palm Valley Boulevard) and this subdivision shall be approved by the Director of Transportation prior to approval of any subsequent preliminary plats.

# Joyce Lane Subdivision 2006-035-FP



**Joyce Lane Subdivision  
2006-035-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat of the Joyce Lane Subdivision was approved by the Planning and Zoning Commission in July 2005.

DATE OF REVIEW: August 16, 2006

OWNER: Reed, Alarcon, Mustard, Martinets, & Myers

CONSULTING ENGINEER: S.D. Kallman, L.P.

DESCRIPTION: 19.787 acres, P.A. Holder Survey, Abstract No. 297

PRESENT ZONING: Single-Family Residential (SF2)

PRESENT LAND USE: 6 of the 7 lots have existing single-family residences; the remaining lot is vacant

LOCATION: North of Gattis School Road, west of Double Creek Drive, and both east and west of Joyce Lane

ADJACENT LAND USE: North: Drainage channel (CORR); rural residential  
South: ROW; PUD 56 (Towne Center)  
East: Rural residential (SF2 zoning)  
West: Greenbelt/drainage way (CORR)

PROPOSED LAND USE: Single family residential

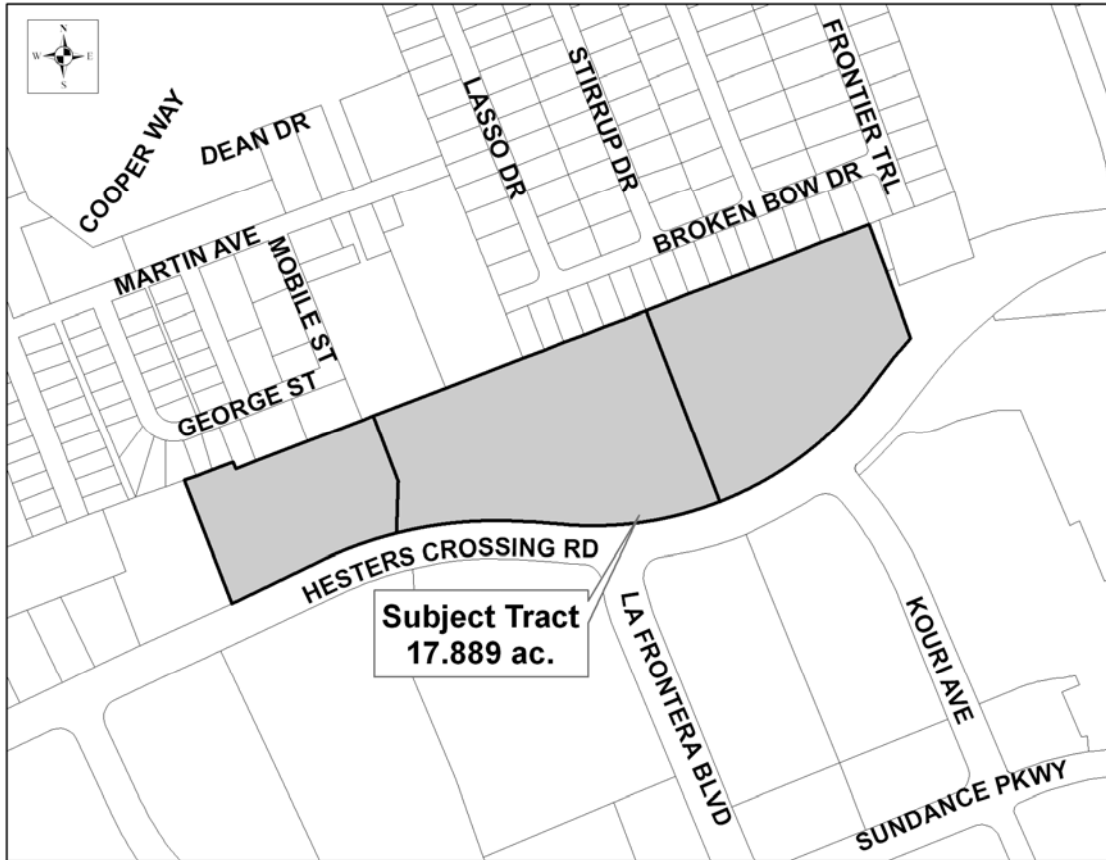
GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes individual private on-site water wells and sewage systems for some lots and standard municipal services for others. Lots without current municipal water and wastewater service may request it at any time. At such time current water well or sewage system fails, that lot will be required to connect with the City's service system.

STAFF COMMENTS: This Preliminary Plat was approved under the non-recorded subdivision ordinance amendment as authorized by City Council in June 2005.

RECOMMENDATION: As this application meets the intent of our subdivision ordinance and non-recorded subdivision ordinance amendment, staff recommends approval.

# Koontz McCombs Tract 2006-016-ZC



**Koontz McCombs Tract  
2006-016-ZC**

REQUEST:	Approval of the request to rezone the subject property from PUD 39 to PUD 69.
HISTORY:	The property was annexed and zoned PUD 39 in 1999. An amendment was approved in 2001 that slightly increased the allowable multifamily density in the Campus Development Area.
DATE OF REVIEW:	August 16, 2006
OWNER:	Koontz/McCombs 1. Ltd.
CONSULTING ENGINEER:	Bury & Partners, Inc.
DESCRIPTION:	17.889 acres, also known as Lots 1, 2 and 3, Block B, Summit at La Frontera
PRESENT ZONING:	Planned Unit Development No. 39
PRESENT LAND USE:	There is an office building on Lot 2. Lots 1 and 3 are vacant.
LOCATION:	North of Hesters Crossing Road at its intersection with La Frontera Blvd.
ADJACENT LAND USE:	North: Single-family residences South: Hesters Crossing Road (Marriott Hotel, apartments and vacant land south of Hesters) East: Water tower West: Office building
PROPOSED LAND USE:	The owner intends to construct additional office buildings on the property.
GENERAL PLAN POLICY:	Mixed Land Use
UTILITIES:	The development proposes standard municipal services.
STAFF COMMENTS:	As you may recall, we presented a number of proposed amendments to PUD 39 (La Frontera West) at the May P&Z meeting. Due to the complexity of the amendments, the developer of La Frontera opted to withdraw that application before taking it to City Council.

Now, rather than filing one application with all of the proposed amendments to the existing PUD, the developer is seeking to create a new PUD for each tract that needs amending. City staff, including the City Attorney's office, support this approach as a way to limit potential conflicts between the various property owners in PUD 39.

So, in this case, the owner of the subject property is requesting a change of zoning from the existing PUD 39 to a new PUD 69. This new PUD will have the same development standards as PUD 39, except for a few changes to the setback requirements based on the height of the buildings. These requirements are spelled out in the table shown under **6. Permitted Uses, Height and Setback** (see attached draft of the PUD). The existing PUD 39 only allows for Option B, whereas the new PUD will include Options A & C. These additional options will provide the developer with more flexibility while still ensuring compatibility with the adjacent residences.

The new PUD will also reduce the setback along Hesters Crossing Road from 60 feet to 8 feet. This reduction will allow the buildings to be farther away from the adjacent residences, and it will enhance the urban character of the La Frontera development.

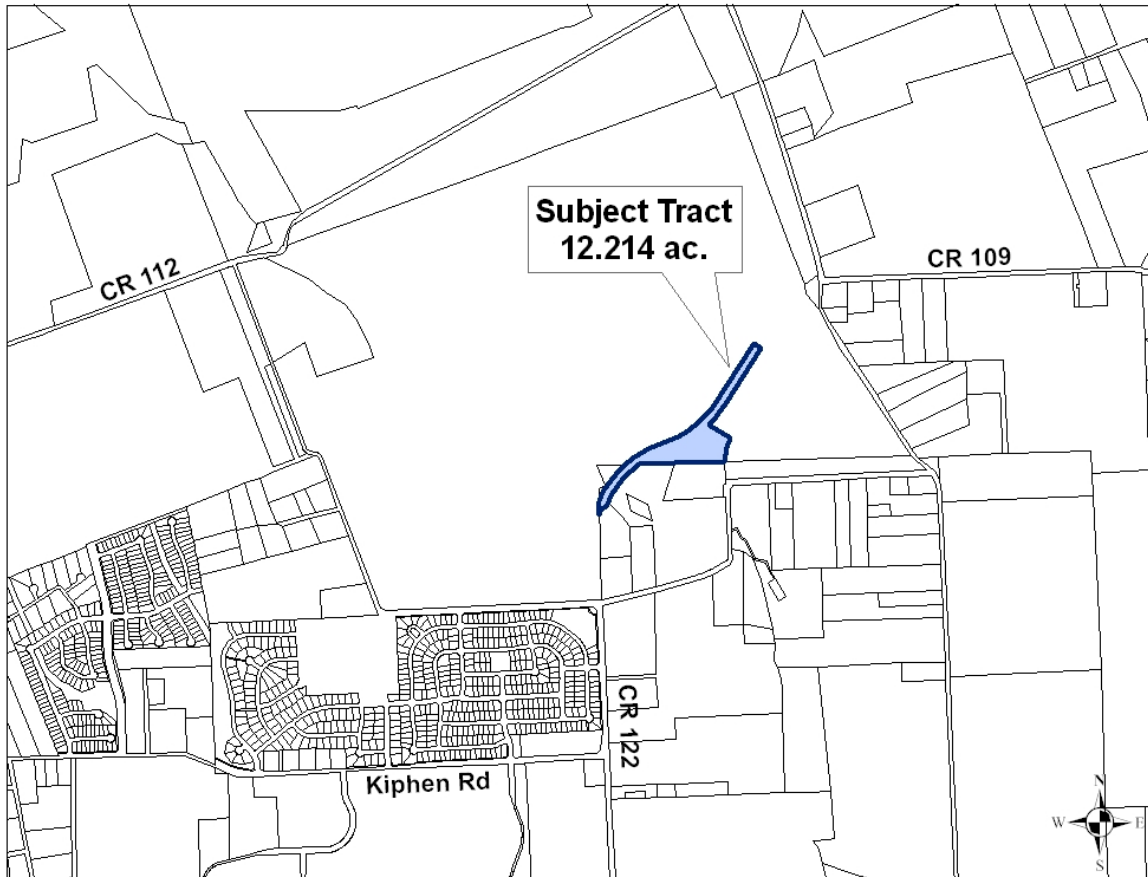
Although these changes to the existing standards are being presented as a new PUD rather than as a PUD amendment, they are the same modifications proposed at the May meeting where the P&Z recommended approval.

**RECOMMENDATION:**

Staff recommends approval.

# Paloma Lake at CR 122

## 2006-014-FP



**Paloma Lake at CR 122  
2006-014-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat of Paloma Lake was approved by the Planning and Zoning Commission in January 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Paloma Lake Development, Inc.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 12.214 acres, Willis Donaho Survey, Abstract No. 173

PRESENT ZONING: Unzoned (in the ETJ)

PRESENT LAND USE: Vacant

LOCATION: CR 122 (Red Bud Lane)

ADJACENT LAND USE: North: Vacant/ranch land (future Paloma Lake)  
South: Rural residential; ranch land (unzoned)  
East: Vacant/ ranch land (future Paloma Lake)  
West: Vacant/ ranch land (future Paloma Lake)

PROPOSED LAND USE: Right-of-way and detention pond

GENERAL PLAN POLICY: Residential

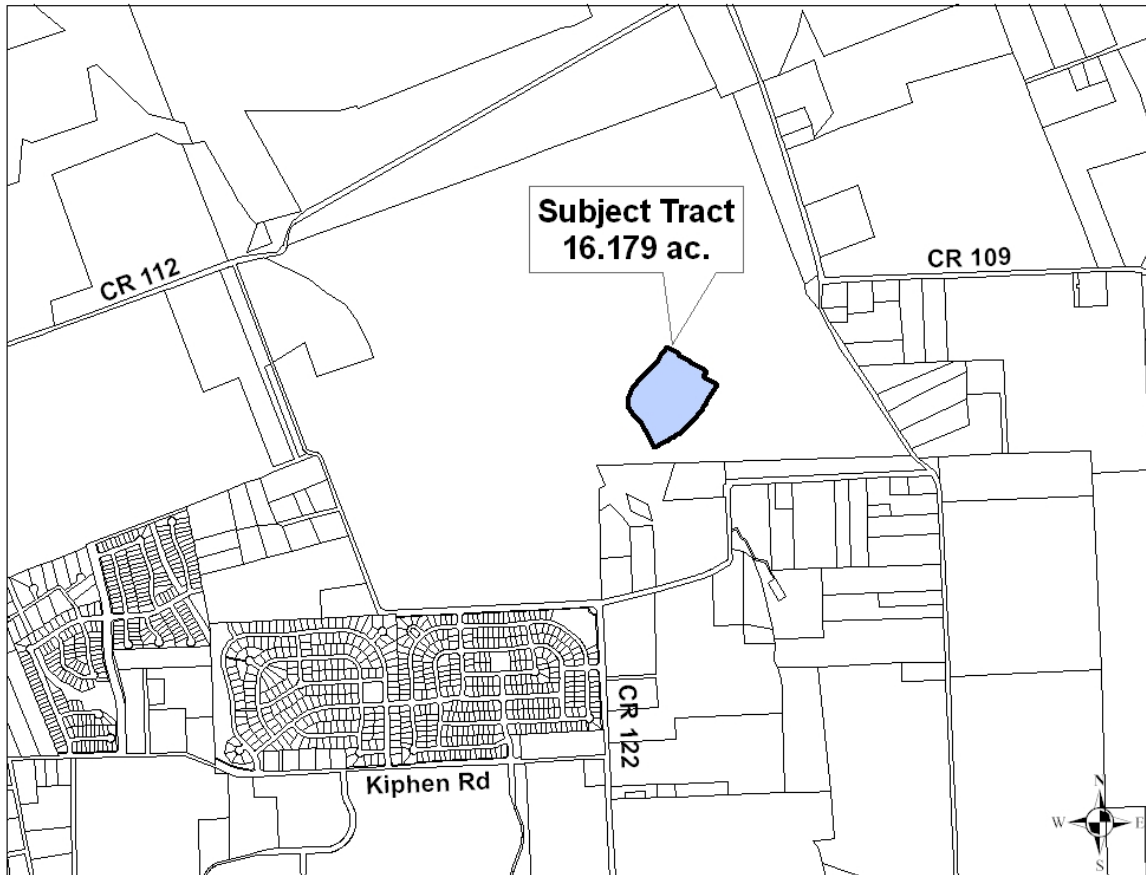
UTILITIES: The development does not require utility services.

STAFF COMMENTS: Right of way contained in the plat, for the realignment and widening of Red Bud Lane (aka CR122), will be deeded to the City in tandem with plat recordation after the roadway has been built.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

# Paloma Lake Section 17A

## 2006-015-FP



**Paloma Lake Section 17A  
2006-015-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat of Paloma Lake was approved by the Planning and Zoning Commission in January 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Paloma Lake Development, Inc.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 16.179 acres, Willis Donaho Survey, Abstract No. 173

PRESENT ZONING: Unzoned (in the ETJ)

PRESENT LAND USE: Vacant

LOCATION: West of the new extension of CR 122

ADJACENT LAND USE: North: Vacant/ranch land (future Paloma Lake)  
South: Vacant/ranch land (future Paloma Lake)  
East: Vacant/ ranch land (future Paloma Lake)  
West: Vacant/ ranch land (future Paloma Lake)

PROPOSED LAND USE: Residential and right-of-way

GENERAL PLAN POLICY: Residential

UTILITIES: The development is proposing service for water and wastewater through a development agreement with the City of Round Rock. This is also a Municipal Utility District.

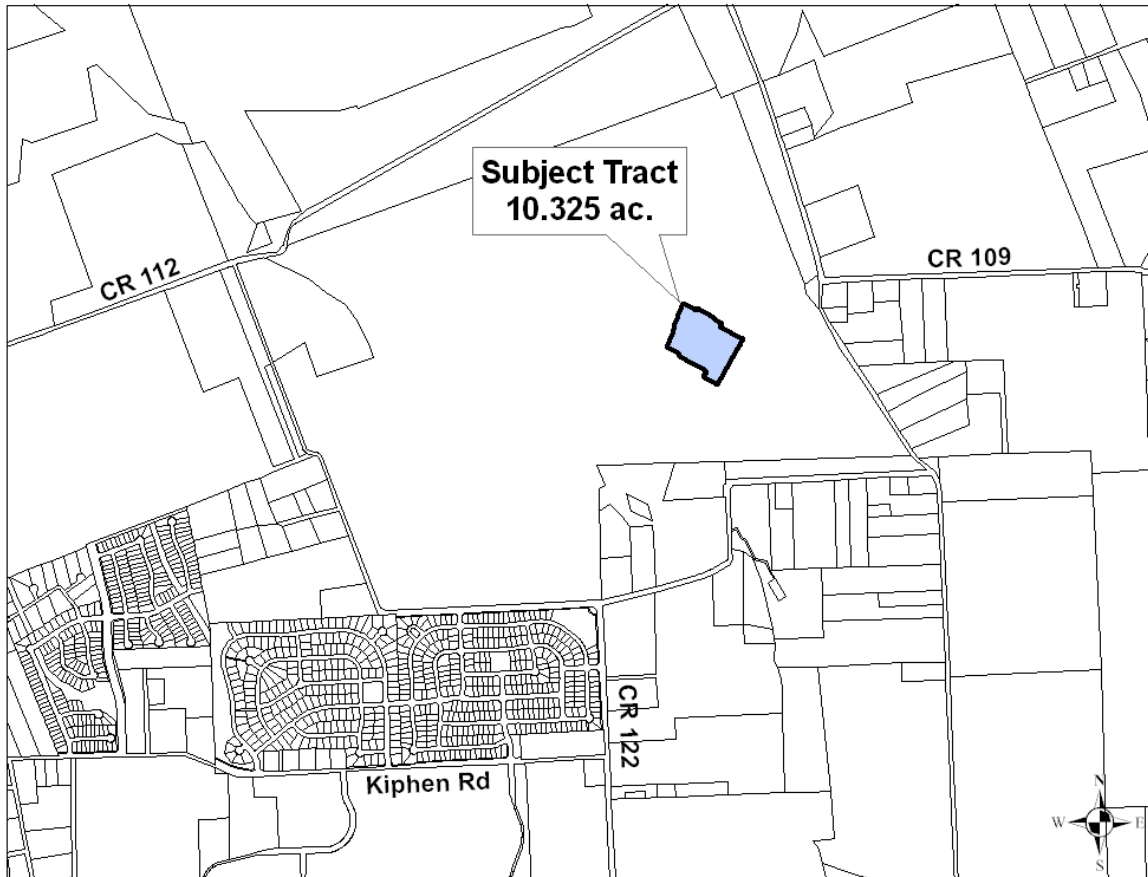
STAFF COMMENTS: The developer is proposing 59 single family lots and 2 fence and landscape lots. The fence and landscape lots shall be owned and maintained by the HOA. To further explain the conditions: the TP&L easement was shown on the preliminary plat, it is located at the southeastern portion of the plat through Lots 43 and 44, Block JJ and Public Works has requested that the DE and PUE shown in the detail "A" for Lots 25 and d26, Block JJ is no longer required and the easement shall be called out as an access easement.

RECOMMENDATION: Staff recommends approval with the following conditions:  
  
Prior to Recordation of the Final Plat:  
  
1) That the easement to the TP&L Company as recorded in Volume 304/Page 245 has been released; and

- 2) The easement on Lots 25 and 26, Block JJ shall be limited to an access easement only. This will be corrected on the mylar.

# Paloma Lake Section 17B

## 2006-016-FP



**Paloma Lake Section 17B  
2006-016-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat of Paloma Lake was approved by the Planning and Zoning Commission in January 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Paloma Lake Development, Inc.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 10.325 acres, Willis Donaho Survey, Abstract No. 173

PRESENT ZONING: Unzoned (in the ETJ)

PRESENT LAND USE: Vacant

LOCATION: West of the new extension of CR 122.

ADJACENT LAND USE: North: Vacant/ranch land (future Paloma Lake)  
South: Vacant/ranch land (future Paloma Lake)  
East: Vacant/ ranch land (future Paloma Lake)  
West: Vacant/ ranch land (future Paloma Lake)

PROPOSED LAND USE: Residential and right-of-way

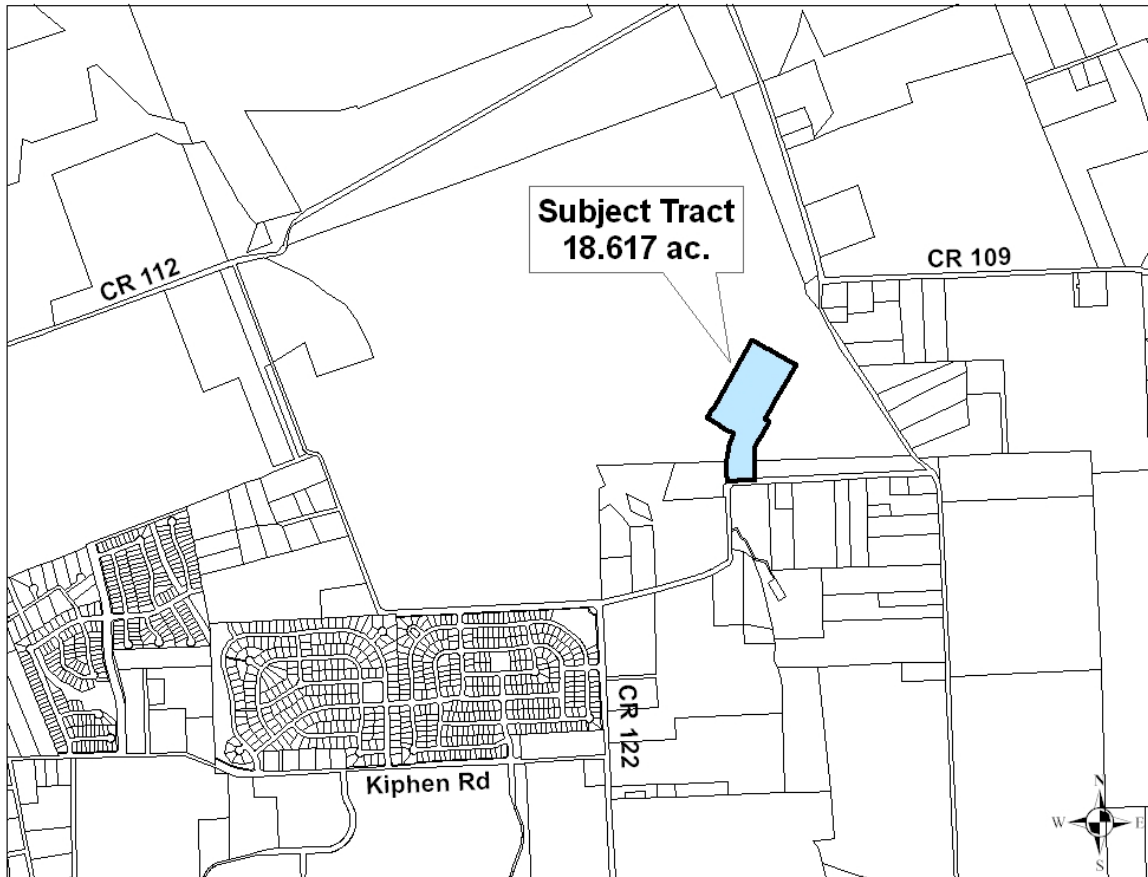
GENERAL PLAN POLICY: Residential

UTILITIES: The development is proposing service for water and wastewater through a development agreement with the City of Round Rock. This is also a Municipal Utility District.

STAFF COMMENTS: The developer is proposing 43 single family lots and 2 fence and landscape lots. The fence and landscape lots shall be owned and maintained by the HOA.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

# Paloma Lake Section 18 2006-017-FP



**Paloma Lake Section 18  
2006-017-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat of Paloma Lake was approved by the Planning and Zoning Commission in January 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Paloma Lake Development, Inc.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 18.617 acres, Willis Donaho Survey, Abstract No. 173

PRESENT ZONING: Unzoned (in the ETJ)

PRESENT LAND USE: Vacant

LOCATION: East of the new extension of CR 122.

ADJACENT LAND USE: North: Vacant/ranch land (future Paloma Lake)  
South: Current CR122; rural residential/ranch land  
East: Vacant/ ranch land (future Paloma Lake)  
West: Vacant/ ranch land (future Paloma Lake)

PROPOSED LAND USE: Residential and right-of-way

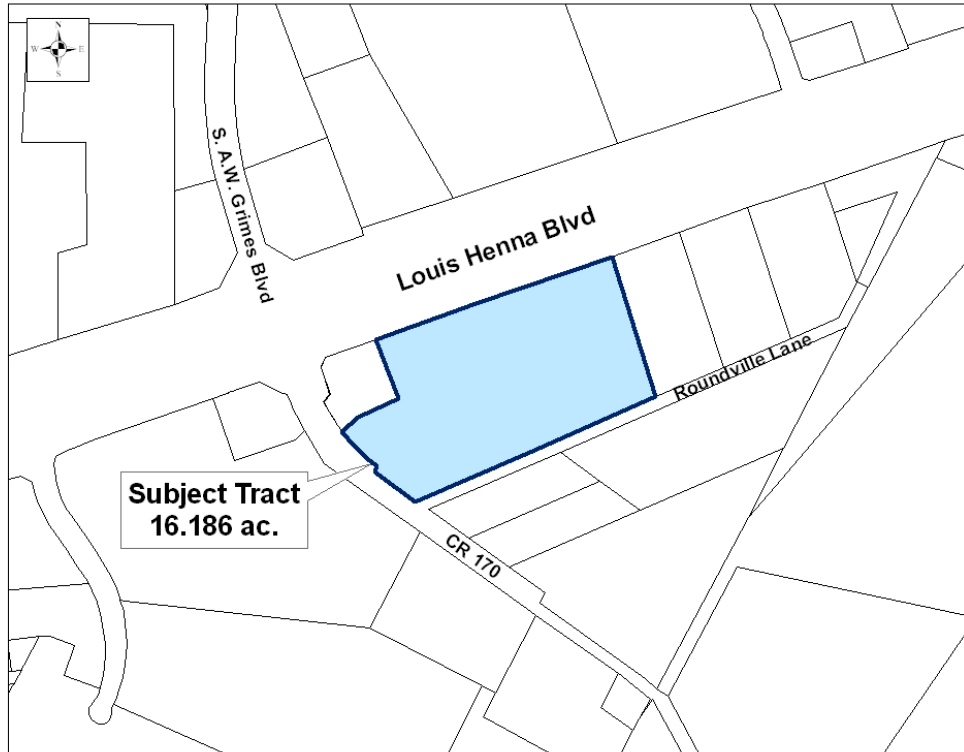
GENERAL PLAN POLICY: Residential

UTILITIES: The development is proposing service for water and wastewater through a development agreement with the City of Round Rock. This is also a Municipal Utility District.

STAFF COMMENTS: The developer is proposing 43 single family lots, 2 fence and landscape lots and 1 water valve lot. The fence and landscape lots shall be owned and maintained by the HOA. The water valve lot shall be owned and maintained by the CORR.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

**Round Rock Retail Phase 2  
(A Replat of a Portion of the Henderson Tract)  
2006-031-FP**



**Round Rock Retail Phase 2 (Replat)**  
**2006-031-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Henderson Tract plat, which consisted of 5 lots, was approved by the Planning and Zoning Commission in January 1987. Subsequently, one entire lot and portions of other lots were dedicated or otherwise acquired as right-of-way for both CR 170 and SH 45. The Preliminary Plat and Phase 1 Final Plat were approved by the Planning and Zoning Commission in June 2006.

DATE OF REVIEW: August 16, 2006

OWNER: Grae Round Rock, LTD.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 16.186 acres, Memucan Hunt Survey, Abstract No. 314

PRESENT ZONING: C1

PRESENT LAND USE: Vacant

LOCATION: Southeast corner of the intersection of Louis Henna Boulevard (SH45) and A.W. Grimes (CR 170).

ADJACENT LAND USE: North: ROW  
South: Rural residential; farmland  
East: Electrical substation (C-1)  
West: ROW; Commercial (PUD/Warner Ranch)

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This is a 10-lot subdivision with 8 commercial lots and 2 special purpose lots. Due to limitations in the number of access points to the boundary streets, the 8 commercial lots, including 2 flag lots, will share access. The special purpose lots, which include Lot 11, a telecommunications facility lot, and Lot 12, a detention pond and drainage easement lot, do not

require frontage but are provided access through the cross access easement.

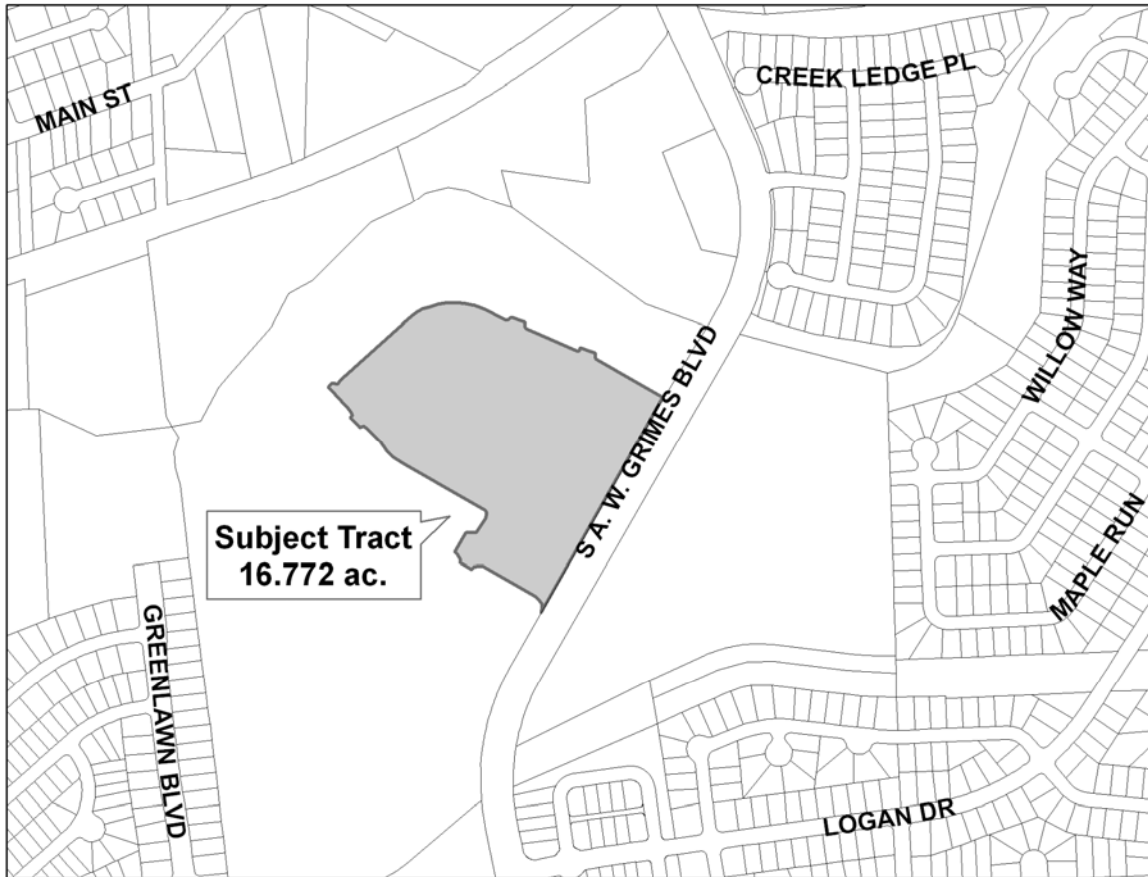
**RECOMMENDATION:**

Staff recommends approval with the following conditions:

Prior to Recordation of the Final Plat:

An updated utility schematic that depicts all water and wastewater services including the wastewater extension to the southern boundary of lot 7 shall be provided to Public Works.

# **Turtle Creek Village Phase 2, Section A 2006-038-FP**



**Turtle Creek Village Phase 2, Section A**  
**2006-038-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat was approved by the Planning and Zoning Commission in 2001. Since then, the Preliminary Plat has been revised twice and the Final Plats have been both approved and vacated.

DATE OF REVIEW: August 16, 2006

OWNER: Continental Homes of Texas, L.P.

CONSULTING ENGINEER: Gray Jansing & Assoc., Inc.

DESCRIPTION: 16.772 acres, P.A. Holder Survey No. 9, Abstract No. 297

PRESENT ZONING: PUD 47 (Single family attached and single family detached)

PRESENT LAND USE: Vacant

LOCATION: North of Gattis School Road, south of Lake Creek, and west of A.W. Grimes Boulevard

ADJACENT LAND USE: North: Vacant; Lake Creek  
South: Vacant (future Turtle Creek residential)  
East: ROW; residential (additional Turtle Creek)  
West: Vacant (future Turtle Creek residential)

PROPOSED LAND USE: Residential, Open Space, and Right-of-Way

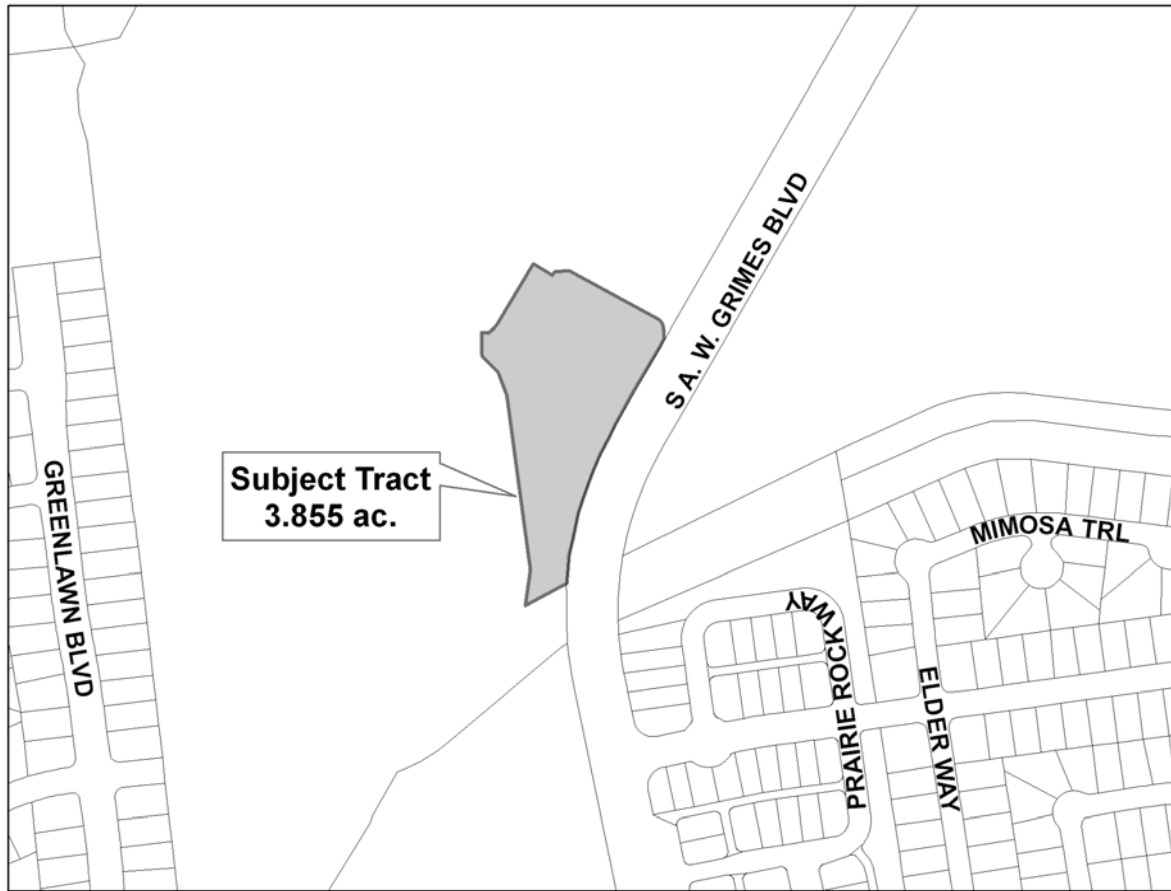
GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This is a 90-lot subdivision with 4,417 linear feet of new streets. 60 of the 84 single family lots are detached and 24 are attached. There are four alley lots, one landscape lot, and one open space lot, all of which are to be dedicated to and maintained by a homeowners association.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval.

# **Turtle Creek Village Phase 2, Section B 2006-039-FP**



**Turtle Creek Village Phase 2, Section B**  
**2006-039-FP**

REQUEST: Approval of the Final Plat

HISTORY: The Preliminary Plat was approved by the Planning and Zoning Commission in 2001. Since then, the Preliminary Plat has been revised twice and the Final Plats have been both approved and vacated.

DATE OF REVIEW: August 16, 2006

OWNER: Continental Homes of Texas, L.P.

CONSULTING ENGINEER: Gray Jansing & Assoc., Inc.

DESCRIPTION: 3.855 acres, P.A. Holder Survey No. 9, Abstract No. 297

PRESENT ZONING: PUD 47 (Open Space)

PRESENT LAND USE: Vacant

LOCATION: North of Gattis School Road, south of Lake Creek, and west of A.W. Grimes Boulevard

ADJACENT LAND USE: North: Vacant; Turtle Creek residential  
South: Vacant (future Turtle Creek residential)  
East: ROW; residential (additional Turtle Creek)  
West: Vacant (future Turtle Creek residential)

PROPOSED LAND USE: Open Space and Right-of-Way

GENERAL PLAN POLICY: Residential

UTILITIES: This development does not require utility service but standard municipal services are available.

STAFF COMMENTS: This plat is primarily open space, which will be dedicated to and maintained by the homeowners association. In addition to the 3.575 acre open space lot, there is 235 linear feet of connecting right-of-way.

RECOMMENDATION: Staff recommends approval with the following condition:  
  
Prior to Recordation of the Final Plat, an updated drainage schematic shall be provided to Public Works.